

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,  
MARGARET SMITH, JOHN LESTER, SAM ALTMAN, SANDRA CAMPBELL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY  
CLERK: VANESSA ELLINGTON

AGENDA  
**BOARD OF ZONING APPEALS-ZONING**  
MAY 06, 2014 5:20 P.M. 75 CALHOUN STREET  
7:19 P.M.

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. No deferred applications.

**B. New Applications:**

1. 40 PENDLETON ST. (WAGENER TERRACE) APP. NO. 145-06-B1  
(463-07-02-060)

Request an appeal to the Zoning Administrator's interpretation of Article 5, Exceptions and Modifications, and Article 8, Subdivision, Property Line Adjustment or Abandonment, of the Zoning Ordinance concerning the proposed reconfiguration of three lots into two lots.  
Zoned SR-2.

Owner-JFRONE LLC/Applicant-Hugh Jeffers

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred for 30 days, allow research on surrounding lot frontages.

MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

2. 37 SOUTH ST. (EASTSIDE) (459-09-03-082) APP. NO. 145-06-B2

Request special exception under Sec. 54-110 to allow the horizontal and vertical extension of a non-conforming building footprint (single-family residence) that extends the non-conforming 1-ft. east side setback.  
Zoned DR-2F.

Owners-Kalev Kruuk, Andrea Kruuk/Applicant-Randolph Martz

APPROVED	0	WITHDRAWN	XX
DISAPPROVED	0	DEFERRED	0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

3. 210 CREEK BACK ST. (DANIEL ISLAND) APP. NO. 145-06-B3  
(272-14-02-003)

Request variance from Sec. 54-263 (Daniel Island Master Plan) to allow construction of a single-family residence that does not meet front setback line

requirements (Ordinance requires at least 30% of the buildings frontage to be built to or within 5-ft. of the Front Setback Line).  
Zoned DI-R.

Owners-Rebecca & Chris Bechhold/Applicant-Cobb Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

---

4. 2130 ASHLEY RIVER RD. (353-00-00-001) APP. NO. 145-06-B4

Request special exception under Sec. 54-206 to allow a 59-unit elderly housing development.  
Zoned DR-2.

Owner-Ashley Place Townhomes, LLC/Applicant-Bennett Williams

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 7 AGAINST 0

---

5. 73 GORDON ST. (WAGENER TERRACE) APP. NO. 145-06-B5  
(463-11-04-028)

Request special exception under Sec. 54-110 to allow a vertical extension (dormer addition) of a non-conforming building footprint (single-family residence) that does not meet the required 9-ft. west side setback.  
Zoned SR-2.

Owner-Glen Wolfe/Applicant-Larry S. Langdale

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

---

6. 57 CHAPEL ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 145-06-B6  
(459-13-01-068)

Request variance from Sec. 54-301 to allow two dwelling units with 1,599sf of lot area per dwelling unit (3,000sf required).

Request variance from Sec. 54-317 to allow two dwelling units with 2 off-street parking spaces (4 spaces required).  
Zoned DR-1F.  
Owner-Jill S. Hunter/Applicant-Dr. Jeffrey G. Neal

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

---

7. 17 FORMOSA DR. (WAPPOO HEIGHTS) APP. NO. 145-06-B7  
(421-13-00-051)

Request special exception under Sec. 54-110 to allow the horizontal extension of a non-conforming building (garage) that does not meet the required 9-ft. side setback.  
Zoned SR-1.  
Owner/Applicant-D.William Wallace

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

---

8. 27 ELLIOTT ST. (CHARLESTOWNE) (458-09-03-192) APP. NO. 145-06-B8

Request special exception under Sec. 54-110 to allow a horizontal extension to a non-conforming accessory building footprint; and to allow a vertical addition (study) to a non-conforming accessory building that does not meet the required 3-ft. west side setback.  
Request variance from Sec. 54-301 to allow the expansion of an accessory building and conversion into a garage/study with a 39% lot occupancy (Limit is 35%).  
Zoned SR-5.  
Owner-Peuma, Inc./Applicant-Byers Design Group, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 7 AGAINST 0

---

9. 223 FISHBURNE ST. (WESTSIDE) (460-07-01-005) APP. NO. 145-06-B9

Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a one-story house and adding a 2<sup>nd</sup> floor addition to part of a house that does not meet the required 25-ft. rear setback, 3-ft. east side setback, 9-ft. west side setback and 15-ft. total side setback.  
Request variance from Sec. 54-301 to allow a hvac platform that increases the lot occupancy from 63% to 65% (Limit is 50%).  
Zoned DR-1F.

Owner-Katherine D. Dinar/Applicant-Peter H. Derry

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 7 AGAINST 0

---

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.